

September 25, 2019

To: «Name»
«Address»
«City», «State» «Zip»
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Fall has arrived and the time has come for our Annual meeting and Board election.

Annual HOA Meeting – Tuesday, October 22nd, 7pm – Batavia Township Center – 1535 Clough Pike

12% Late Fees will be assessed on any outstanding balances on 12/31.

Join the HOA Board!

We are seeking more participation from the neighborhood to keep the board strong and functioning as a representative voice of our neighborhood. We are looking for three more board members to join Bob & Alan.

Wet & Forget! We recently ran across a product worth mentioning. It is called Wet & Forget. It is a moss, mold, mildew & algae stain remover. It is applied with a garden sprayer (not a power washer). In days the offending material dies, and the weather will wash it away over months. The Treasurer used it on his North facing siding and had amazing results. ... **Continued on the backside ...**

Please do not place signs at the entrance. The land is private property and is not for common use.

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**

Email us at board@MtHollyPreserve.org Financials are on the backside.

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History:		
<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2019	Previous Balance	\$ «PreviousBal»
03/21/2019	2019 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

Balance Due within 30 days of receipt: \$ «CurrentBal»
Please include your lot number on your remittance.

Contact Information on file. Please correct and return if it has changed.

Lot: «Lot»	Phone: «Phone»
Email: «email»	Addl : «email2»

Wet & Forget! (con't) As a preventative, it can be re-applied in the following year if needed. There are YouTube videos on the product. Home Depot and Lowes are a couple of stores that carry it.

<https://www.homedepot.com/s/wet%2520forget%2520moss?NCNI-5>.

Bidfta.com – FastTrackIt

You might have heard of it. It is local and they auction customer returns from major retailers. It is an experience. We have secured paper and envelopes for the HOA for pennies on the dollar. We now have enough for the next 15 years for about \$16. We typically spend \$50 every 3 years for those supplies.

Reminders:

A reminder for dog owners, please pick up after your pooch. Thanks!

Open Burning – Sometimes there is the smell of burning trash in the air. It may not even be from our subdivision. If you are curious to what the Ohio ordinance is for open burning, it can be found here.

<http://codes.ohio.gov/oac/3745-19>

Please note, all of the woods around us are private property and should be respected as such. Most of our lots have a protected Green Belt Easement associated with the lot as noted on the Platte surveys. This means it is prohibited to cut down live trees within the Green Belt Easement (even though it is part of your lot). Dead trees can be cleaned up if desired. Tree removal outside of the Green Belt Easement is at the home owner's discretion. A full definition is in our "Covenants and Deed Restrictions" in section 14, and is available for download from our website, as well as the Platte Surveys.

Please cancel the Door Store / Red Plum advertisements by calling 513-731-1200 if you do not want them. Please don't leave them laying in your driveway where they will eventually end up clogging the storm drains. It is important that these storm drains stay clear of debris. Thanks!

Mt Holly Preserve Community Association					
<u>Financials</u>					
Income		2018		2019	
		Planned	Actual	Planned	Actual to Date
Dues	Phase I	\$ 432.00	\$ 379.20	\$ 432.00	\$ 394.00
Dues	Phase II	\$2,500.00	\$2,380.00	\$2,600.00	\$2,642.00
Dues	Phase III	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00
Total		\$3,632.00	\$3,459.20	\$3,732.00	\$3,736.00
Expense		2018		2019	
Entry Electric	Annual	\$ 156.00	\$ 156.00	\$ 156.00	\$ 108.00
Electric (Phase 2&3)	Annual	\$2,770.00	\$ 2,770.00	\$2,770.00	\$ 2,734.00
Entry Landscape	Annual	\$ 400.00	\$ 354.37	\$ 320.00	\$ 212.00
Entry Upgrade - Repair	One-time	\$ 80.00	\$ 0.00	\$ 80.00	\$ 0.00
Mailbox	Annual	\$ 82.00	\$ 82.00	\$ 92.00	\$ 92.00
Copy, Postage, & Supplies	Annual	\$ 176.00	\$ 170.02	\$ 70.00	\$ 70.00
Reserves	Annual	\$ -32.00	\$ -73.19	\$ 244.00	\$ 520.00
Total		\$3,632.00	\$3,532.39	\$3,732.00	\$3,736.00
Balance			\$3,005.90		\$3,525.90